

44 September 20, 2016

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

August 3, 2016 – Agenda Item VII

Resolution No. 16-119


LORI GLASGOW
EXECUTIVE OFFICER

**RESOLUTION OF FORMATION OF THE GOVERNING BOARD OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
ESTABLISHING COMMUNITY FACILITIES DISTRICT
NO. 2016-2 (FIRE PREVENTION, WILDLIFE
CORRIDOR AND OPEN SPACE
PROTECTION)**

WHEREAS, the Governing Board ("Board") of the Mountains Recreation and Conservation Authority (the "MRCA") hereby adopts this resolution of formation establishing a community facilities district as follows:

WHEREAS, on June 27, 2012, the Board adopted Resolution 12-83, titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Adopting Local Goals and Policies for Community Facilities Districts," pursuant to California Government Code Section 53311 et seq. (the "Act") and on October 7, 2015 the Governing Board adopted Resolution 15-139 amending said Local Goals and Policies; and

WHEREAS, the Board, as the legislative body of the MRCA, has determined that it is in the best interests of the MRCA to institute proceedings for the establishment of a community facilities district pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD, (the "Services and Facilities"); and including administrative or incidental expenses thereto; and

WHEREAS, on June 29, 2016, the Board adopted Resolution 16-91 titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Declaring Intention to Establish a Community Facilities District" (the "ROI"), pursuant to Section 53321 of the Act, in which it proposed to establish the Mountains Recreation and Conservation Authority Community Facilities District No. 2016-2 (Fire Prevention, Wildlife Corridor and Open Space Protection) (the "CFD"); and

WHEREAS, the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, and incorporated herein, and which is also on file with the Clerk of the Board; and

WHEREAS, the public facilities and services proposed to be financed by the CFD are described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as Exhibit B and incorporated herein; and

WHEREAS, except to the extent that funds are otherwise available to the CFD to pay for the Services and Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD for a period not to exceed ten (10) years, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The rate and method of apportionment of the Special Tax are described in the document titled "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein; and

WHEREAS, the MRCA published notice of a public hearing to be held on August 3, 2016, in compliance with Section 53322 of the Act regarding the proposed formation of the CFD; and

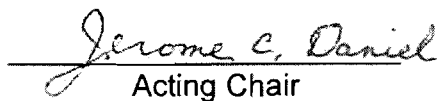
WHEREAS, if the Board proceeds with formation of the CFD, the Special Tax shall be submitted to a vote of the registered voters within the proposed CFD in the next general election or special election, in accordance with Section 53326 of the Act. Each voter shall have one vote; and

WHEREAS, the Board received a report containing a brief description of the types of Services and Facilities required to adequately meet the needs of the CFD, pursuant to Section 53321.5 of the Act, and a copy of which is on file with the Clerk of the Board.

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct.
2. The Board has determined that all proceedings undertaken by the MRCA in connection with the establishment of the CFD and the levy of the Special Tax are valid and in conformity with the applicable provisions of the Act. Pursuant to Section 53325.1 of the Act, the Board's finding in this regard is final and conclusive.
3. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.
4. The community facilities district named "Mountains Recreation and Conservation Authority Community Facilities District No. 2016-2 (Fire Prevention, Wildlife Corridor and Open Space Protection)," is hereby established pursuant to Section 53325.1 of the Act.


5. The public facilities and services proposed to be financed by the CFD are described in Exhibit B hereto.
6. The office responsible for annual preparation of a current roll of special tax levy obligations by assessor's parcel number and for estimating future Special Tax levies within the CFD shall be the Executive Officer of the MRCA at 570 West Avenue 26, Suite 100, Los Angeles, California 90065, (323) 221-9944.
7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the MRCA ceases. In summary, this provision means that owners of developed property will be required to pay the special tax of \$15.00 per parcel per year for a period of not more than 10 years, if the special tax is approved by voters.
8. The boundary map of the proposed CFD was recorded in the Los Angeles County Recorder's Office on July 7, 2016 as Document No. 20160790023 in book 194, page 44 Book of Maps of Assessments of Community Facilities Districts.
9. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax shall be submitted to the qualified electors of the CFD at an election, the time, place and conditions of which shall be as specified by a separate resolution of the Board.


Acting Chair

AYES: Peterson, Hasenauer, Daniel

NOES: none

ABSENT: none

ABSTAIN: ~~none~~ Lange


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August 3, 2016
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I HEREBY CERTIFY that the forgoing resolution was adopted at a special meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 3rd day of August, 2016.

Date: August 3, 2016


Acting Executive Officer

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EXHIBIT A

MAP OF PROPOSED BOUNDARIES

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2016-2
(Fire Prevention, Wildlife Corridor and Open Space Protection)

EXHIBIT A

BOOK 104 PAGE 44

CLERK'S MAP FILING STATEMENT
FILED IN THE OFFICE OF THE CLERK OF THE BOARD
OF THE MOUNTAINS RECREATION AND CONSERVATION
AUTHORITY, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, THIS 20th DAY
OF August, 2016.
CLERK OF THE BOARD *[Signature]*

CLERK'S MAP CERTIFICATE
I DO HEREBY CERTIFY THAT THE ATTACHED MAP SHOWING
THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES
DISTRICT NO. 2016-2, MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, WAS PREPARED BY THE
DIRECTOR OF THE MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY AT A MEETING THEREOF,
HOLDING AN OPEN HOUSE ON 16th DAY OF August, 2016,
BY ITS RESOLUTION NO. 16-11.

RECORDERS CERTIFICATE
FILED THIS 20th DAY OF August, 2016
AT THE HOUR OF 10:00 AM IN THE
OFFICE OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS AT PAGE
44 OF MAPS AND RECORDS IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

US HWY 101

NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND RECORDS
OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE
COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION
OF THE LANDS AND INTERESTS SHOWN ON THE MAPS
HEREIN. THOSE MAPS SHALL GOVERN FOR ALL
DETAILS CONCERNING THE LINES AND DIMENSIONS OF
LANDS AND INTERESTS SHOWN ON THE MAPS. THIS
MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2016-2 OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**
Sheet 1 of 1 (Fire Prevention, Wildlife Corridor and Open Space Protection)

EXHIBIT A

EXHIBIT B

DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2016-2
(Fire Prevention, Wildlife Corridor and Open Space Protection)**

The services and facilities described below are proposed to be financed by Community Facilities District No. 2016-2 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, servicing, protection, and preservation of open space, natural or other lands and facilities owned or managed by the MRCA within the CFD; park ranger and security patrols; the reduction of the risk of wildfires including fire protection and suppression; the collection and accumulation of reserves for the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, natural or other lands and facilities owned or managed by the MRCA within the CFD; including administrative or incidental expenses thereto.

"Improvements," as used herein, means facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures on or alterations to lands owned or managed by the MRCA.

"Maintenance," as used herein, means the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; fire prevention services; and safety and security services.

"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT B

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

MOUNTAINS RECREATION CONSERVATION AUTHORITY Community Facilities District No. 2016-2 (Fire Prevention, Wildlife Corridor and Open Space Protection)

This document defines the rate and method of apportionment for an annual special tax (the "Special Tax") proposed to be collected by the Mountains Recreation and Conservation Authority (the "MRCA") to be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA.

If approved by voters, the Special Tax, determined as shown below, may be levied annually by the Governing Board (the "Board") of the Mountains Recreation and Conservation MRCA within the boundaries of Community Facilities District No. 2016-2 (the "CFD"):

A. DEFINITIONS

"Developed Property" means real property with improvements for residential, commercial or other purposes.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Non-Taxable Property" means real property not subject to property taxation.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

B. PROPERTY CATEGORIES AND ANNUAL SPECIAL TAX RATES

Each property within the CFD shall be classified, as of July 1 of the Fiscal Year, into one of the following property uses, and the Special Tax shall be levied as set forth below:

1. Developed Property: Maximum of \$15.00 per parcel
2. Undeveloped Property: No Special Tax
3. Non-Taxable Property: No Special Tax

The Special Tax listed above shall be levied annually beginning in Fiscal Year 2017-18 for a period not to exceed 10 years.

C. LIMITATIONS

The per parcel maximum established above shall not be increased over time. The Special Tax shall not be collected after Fiscal Year 2026-2027, except for any amount that remains delinquent in subsequent years. Under no circumstances will the Special Tax levied in a Fiscal Year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each Fiscal Year in the same manner and at the same time as ad valorem property taxes are collected and in the case of delinquency, shall be subject to the same penalties and lien priorities that apply to ad valorem taxes levied within the CFD. The MRCA intends that the Special Tax be included in the County Auditor's annual billing for ad valorem taxes.

E. CITIZENS' OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD ("Services and Facilities"); and administrative or incidental expenses thereto, including costs for the collection and use of the Special Tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the MRCA. No later than January 1 of the following Fiscal Year for which the Special Tax is in effect, the MRCA shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, an advisory committee of citizens shall be appointed or designated by the Board to ensure that the Special Tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board shall establish the composition and duties of the advisory committee and shall make all necessary appointments so that the advisory committee may convene within 6 months following the election authorizing the Special Tax.

F. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Officer or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Officer or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

EXHIBIT C
2016 AUG -9 AM 9:19

RECEIVED

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

August 3, 2016 – Agenda Item VIII

Resolution No. 16-120

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ORDERING AN ELECTION ON A SPECIAL TAX, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS OCCURRING ON TUESDAY, NOVEMBER 8, 2016

WHEREAS, the Governing Board (the "Board") of the Mountains Recreation and Conservation Authority (the "MRCA") has determined that it is in the best interests of the residents of a certain area managed and protected by the MRCA within a portion of the Santa Monica Mountains Conservancy Zone in the City of Los Angeles, located within the northern slope of the Santa Monica Mountains west of Interstate 405 and east of the City of Calabasas (the "Woodland Hills, Encino and Tarzana Hillside Areas" or "Areas"), to approve a special tax to provide funds necessary to provide for improved maintenance and preservation of local open space, parkland, wildlife corridors, natural habitats, nature lands, waters, and facilities, the acquisition of additional local lands to protect such lands from development and to provide additional wildlife corridors and open space in the Woodland Hills, Encino and Tarzana Hillside Areas, to protect water quality in local streams and reservoirs, to provide improved fire prevention services including high fire alert fire prevention patrols and improved brush clearing for fire prevention, and to improve park ranger safety and security patrols; and

WHEREAS, pursuant to MRCA Resolution No. 16-119, adopted by this Board on August 3, 2016, to establish a community facilities district within the Areas for the purpose of collecting and expending the proposed special tax for open space protection, fire prevention and safety/security patrols, and pursuant to the provisions of the Government Code referenced therein, the Board hereby adopts this resolution which shall, subject to the approval of the voters, impose a special tax of \$15.00 per parcel, on all taxable developed real property within the Woodland Hills, Encino and Tarzana Hillside Areas (the "Special Tax"); and

WHEREAS, if approved by the voters within the Area, the Special Tax will be used for the purpose of maintaining, acquiring, improving, servicing, protecting and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, facilities and fire protection and safety services (the "Services and Facilities") in the Woodland Hills, Encino and Tarzana Hillside Areas; and administrative or incidental costs thereto, but only to the extent that funds are not already available to provide the Services and Facilities within the Area; and

WHEREAS, pursuant to the California Elections Code, the Board may request consolidation of the election on the proposed Special Tax with any and all other

elections to be held on Tuesday, November 8, 2016, and may also request the Los Angeles County Registrar of Voters to perform certain election services for the MRCA; and

WHEREAS, Section 53327 of the Government Code requires that an impartial analysis be provided to the voters, and also provides that the ballot materials may include written arguments and rebuttals for or against any ballot proposition.

NOW, THEREFORE, BE IT RESOLVED:

1. **Call for Election.** The Board hereby orders an election and submits to the voters in the Woodland Hills, Encino and Tarzana Hillside Areas the question of whether the Special Tax shall be implemented for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the Woodland Hills, Encino and Tarzana Hillside Areas; for financing the acquisition of additional lands and protection of such lands from development in the Woodland Hills, Encino and Tarzana Hillside Areas; park ranger safety and security patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes. This Resolution constitutes the order of the MRCA to call such election.
2. **Election Date.** The date of the election shall be November 8, 2016, and the election shall be held solely within the boundaries of the Woodland Hills, Encino and Tarzana Hillside Areas, as further depicted in the ballot proposition attached hereto as Exhibit A, and incorporated herein.
3. **Purpose of Election; Ballot Proposition.** The purpose of the election shall be for the voters in the Woodland Hills, Encino and Tarzana Hillside Areas to vote on a proposition, a full copy of which is attached hereto as Exhibit A, containing the question of whether the MRCA shall implement the Special Tax for the purposes stated therein. The abbreviated form of the proposition to appear on the ballot, as required by Elections Code Section 13247, is attached hereto as Exhibit B, and incorporated herein. The

Executive Officer of the MRCA, or his or her designee, is hereby authorized and directed to make any changes to the text of the full or abbreviated version of the proposition as required to conform to any requirements of the Government Code, the Elections Code or the Los Angeles County Registrar of Voters.

4. **Use of Proceeds.** If approved by the voters, the Special Tax will be used for the Services and Facilities within the Woodland Hills, Encino and Tarzana Hillside Areas, as described in Section 1, above, and for any administrative or incidental expenses thereto, including any costs related to the collection or use of the Special Tax, as set forth more fully in the ballot proposition approved pursuant to Section 3, above. The Services and Facilities include, but are not limited to, the acquisition and maintenance of open space, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services within the Areas, and the collection and accumulation of reserves for the aforementioned purposes.
5. **Accountability Report.** In accordance with Government Code Section 50075.3, the Executive Officer of the MRCA, or his or her designee, shall file a report with the Board no later than January 1 of the following Fiscal Year for which the Special Tax is in effect. The annual report shall contain both of the following: (a) the amount of funds collected and expended and (b) the status of any project required or authorized to be funded with the proceeds of the Special Tax in accordance with this Section.
6. **Citizens' Oversight.** A citizens' oversight committee shall be appointed by the Board and shall review and report annually on the expenditure of the Special Tax revenues.
7. **Effective Date and Term.** The Special Tax shall be deemed established and shall be in effect as of the day following the election, upon certification by the Los Angeles County Registrar of Voters of the election results evidencing approval by at least two-thirds of the registered voters voting thereon. If approved, the Special Tax may be levied for a term not to exceed ten (10) years.
8. **Consolidation of Election.** The Los Angeles County Registrar of Voters and the Los Angeles County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections

to be held on November 8, 2016, within the Woodland Hills, Encino and Tarzana Hillside Areas.


9. Reimbursement of Costs. The MRCA shall reimburse the County of Los Angeles (the "County") for services performed when the election process is completed and upon presentation to the MRCA of a properly approved bill.
10. Collection of Special Tax. Unless otherwise ordered pursuant to a resolution adopted by the Board, the Special Tax shall be collected annually through the County of Los Angeles property tax bill in the same manner as the County property taxes are collected, and subject to the same penalties. The Board shall annually take such steps as are necessary to have the Special Tax collected through the County property tax bill and shall coordinate with the County Auditor and the County Tax Collector in this regard. The County shall be entitled to deduct its reasonable costs incurred in collecting the Special Tax before the balance of the Special Tax payments are remitted to the MRCA. Upon receipt of the Special Tax proceeds the MRCA shall cause same to be deposited in a Special Tax account or such other account established by the MRCA which allows the MRCA to properly account for the Special Tax in compliance with the provisions of Government Code Section 50075.3.
11. Validation. Pursuant to the provisions of Government Code Section 50077.5 any judicial action or proceeding to attack, review, set aside, void or annul this resolution and/or the approval of the subject Special Tax shall be commenced, if at all, within sixty (60) days of the date of the adoption hereof.


Acting Chair

AYES: Peterson, Hasenauer, Daniel

NOES: none

ABSENT: none

ABSTAIN: ~~none~~ Lange


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I HEREBY CERTIFY that the forgoing resolution was adopted at a special meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 3rd day of August, 2016.

Date: *August 3, 2016*



Acting Executive Officer

EXHIBIT A

FULL TEXT OF BALLOT PROPOSITION MOUNTAINS RECREATION AND CONSERVATION AUTHORITY SPECIAL TAX FOR FIRE PREVENTION, WILDLIFE CORRIDOR AND OPEN SPACE PROTECTION

The Mountains Recreation and Conservation Authority ("MRCA") is a local park agency whose members include the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District, that is responsible for maintaining and improving open space, parkland and wildlife corridors and for providing fire protection and safety and security patrols within the Santa Monica Mountains Conservancy Zone. The MRCA currently maintains over 2,793 acres of local open space, parkland and wildlife corridors in the Woodland Hills, Encino and Tarzana Hillside Areas (the "Woodland Hills, Encino and Tarzana Hillside Areas" or the "Areas").

Unlike most public agencies, the MRCA and Santa Monica Mountains Conservancy do not receive permanent ongoing funding from local or state taxes. A major challenge the MRCA currently faces is that its revenues have decreased while costs to protect and maintain parks and open space have increased due to population growth and the increased use of public open space and parklands. Additional park maintenance and expanded park ranger safety and security patrols are needed to handle the increased use of MRCA lands. Moreover, due to the severe five-year drought, the fire risk and fire danger in the Woodland Hills, Encino and Tarzana Hillside Areas is significantly higher. The MRCA desires to expand and improve fire safety patrols, including high fire alert patrols, and fire prevention services such as extensive brush clearing on MRCA lands to reduce and eliminate fire hazards.

The Santa Monica Mountains are home to many different plant and animal species. As human populations grow, it is critical that the wildlife corridors between Topanga Canyon Boulevard and the 405 Freeway are permanently protected. These wildlife corridors are necessary to ensure mountain lions, deer and other remaining large animals can survive in the Areas. The MRCA is the only public agency that actively acquires and maintains open space and conservation easements for wildlife corridors in these Areas. The MRCA also acquires and protects remaining open space lands from development in these Areas.

Therefore, in order to continue to preserve and maintain extensive open space, parkland, wildlife corridors, natural habitats, lands, waters, and related facilities; and to protect water quality and provide park ranger safety and security patrols and improve fire protection and prevention services including brush clearing, the MRCA is proposing a local special tax within a community facilities district located in a designated portion of

the Woodland Hills, Encino and Tarzana Hillside Areas located west of Interstate 405, as shown on the map accompanying this proposition (the "Woodland Hills, Encino and Tarzana Hillside Areas").

The summary of the proposed ballot proposition is:

To maintain and conserve local open space, wildlife corridors, and parklands; acquire and protect additional lands from development; improve fire prevention including high fire alert patrols and brush clearing; protect water quality in local creeks; and increase park ranger safety patrols; shall Mountains Recreation and Conservation Authority implement a \$15 special tax for ten years only, providing \$241,000 annually with all funds spent locally in the hillside communities of Woodland Hills, Encino, and Tarzana, and requiring independent citizen oversight audits?

Developed parcels subject to the special tax are those parcels that appear on the annual secured Los Angeles County property tax rolls, and that have been improved for residential, commercial or other purposes. Unimproved parcels within the Woodland Hills, Encino and Tarzana Hillside Areas shall be exempt from the special tax.

If approved by the voters, the special tax will be used for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the Woodland Hills, Encino and Tarzana Hillside Areas; for financing the acquisition of additional lands and protection of such lands from development in the Woodland Hills, Encino and Tarzana Hillside Areas; park ranger safety and security patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

The special tax revenues shall be deposited into a separate account for exclusive use by the Mountains Recreation and Conservation Authority, in accordance with Government Code Section 50075.1, and shall be expended by the MRCA according to a plan developed annually by the MRCA's staff and approved and adopted by the

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MRCA's Board of Directors. A citizens' oversight committee appointed by the Board will review and report annually on the expenditure of the special tax revenues.

The MRCA will submit an annual report to its Board of Directors, which includes the amount of special tax revenues collected and expended, and fully complies with the accountability measures established in Government Code Sections 50075 et seq.

**MAP OF THE WOODLAND HILLS, ENCINO AND TARZANA HILLSIDE AREAS
PROPOSED FOR THE SPECIAL TAX**

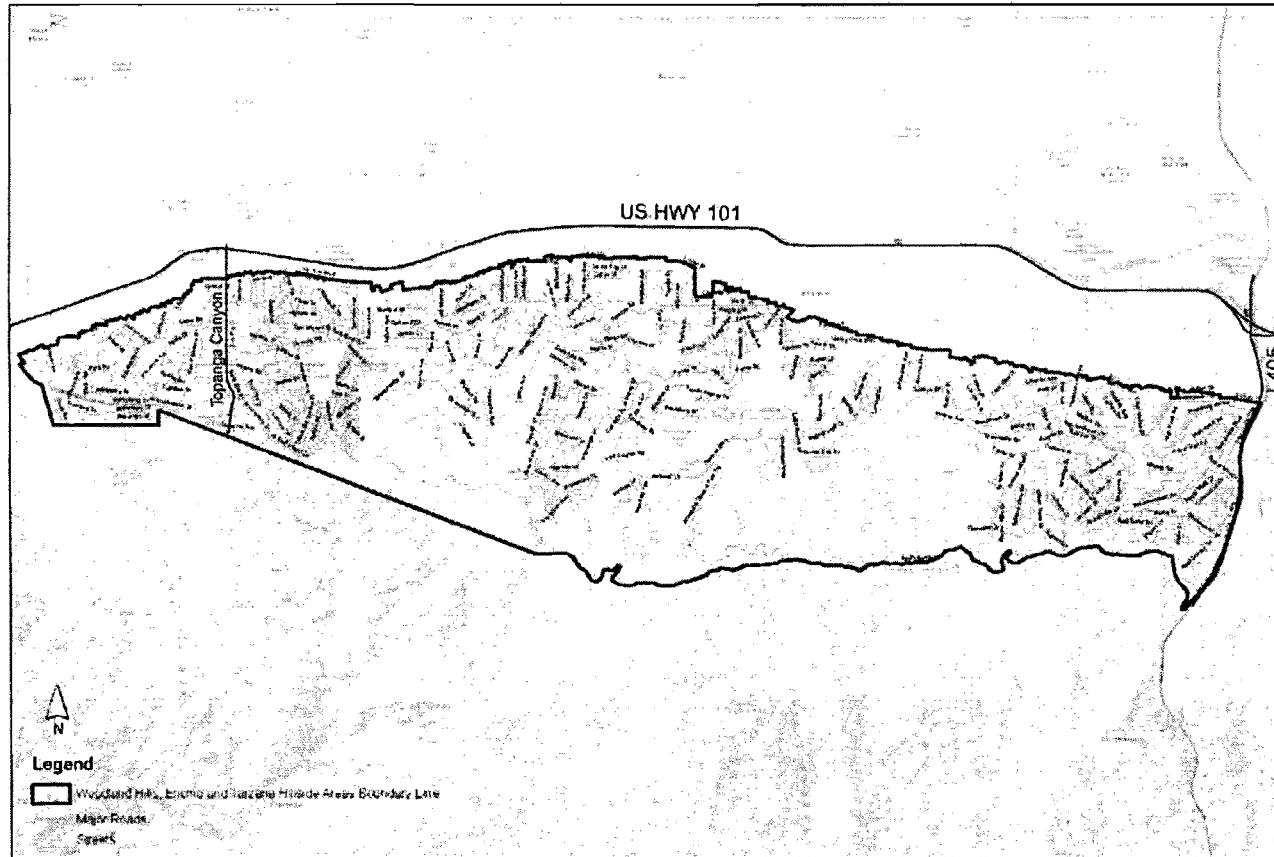


EXHIBIT A

EXHIBIT B

ABBREVIATED TEXT OF THE BALLOT PROPOSITION

The question submitted to the voters shall read substantially as follows:

To maintain and conserve local open space, wildlife corridors, and parklands; acquire and protect additional lands from development; improve fire prevention including high fire alert patrols and brush clearing; protect water quality in local creeks; and increase park ranger safety patrols; shall Mountains Recreation and Conservation Authority implement a \$15 special tax for ten years only, providing \$241,000 annually with all funds spent locally in the hillside communities of Woodland Hills, Encino, and Tarzana, and requiring independent citizen oversight audits?

2016 AUG 9 AM 9:19 EXHIBIT B

RECEIVED

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

**August 3, 2016 – Agenda Item V
Resolution No. 16-142**

**RESOLUTION OF FORMATION OF THE GOVERNING BOARD OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
ESTABLISHING COMMUNITY FACILITIES DISTRICT
NO. 2016-1 (FIRE PREVENTION, WILDLIFE
CORRIDOR AND OPEN SPACE
PROTECTION)**

WHEREAS, the Governing Board ("Board") of the Mountains Recreation and Conservation Authority (the "MRCA") hereby adopts this resolution of formation establishing a community facilities district as follows

WHEREAS, on June 27, 2012, the Board adopted Resolution 12-83, titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Adopting Local Goals and Policies for Community Facilities Districts," pursuant to California Government Code Section 53311 et seq. (the "Act") and on October 7, 2015 the Board adopted Resolution 15-139 amending said Local Goals and Policies; and

WHEREAS, the Board, as the legislative body of the MRCA, has determined that it is in the best interests of the MRCA to institute proceedings for the establishment of a community facilities district pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD, (the "Services and Facilities"); and including administrative or incidental expenses thereto; and

WHEREAS, on June 29, 2016, the Board adopted Resolution 16-90 titled "Resolution of the Governing Board of the Mountains Recreation and Conservation Authority Declaring Intention to Establish a Community Facilities District" (the "ROI"), pursuant to Section 53321 of the Act, in which it proposed to establish the Mountains Recreation and Conservation Authority Community Facilities District No. 2016-1 (Fire Prevention, Wildlife Corridor and Open Space Protection) (the "CFD"); and

WHEREAS, the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, and incorporated herein, and which is also on file with the Clerk of the Board; and

WHEREAS, the public facilities and services proposed to be financed by the CFD are described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as Exhibit B and incorporated herein; and

WHEREAS, except to the extent that funds are otherwise available to the CFD to pay for the Services and Facilities, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD for a period not to exceed ten (10) years, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The rate and method of apportionment of the Special Tax are described in the document titled "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein; and

WHEREAS, the MRCA published notice of a public hearing to be held on August 3, 2016, in compliance with Section 53322 of the Act regarding the proposed formation of the CFD; and


WHEREAS, if the Board proceeds with formation of the CFD, the Special Tax shall be submitted to a vote of the registered voters within the proposed CFD in the next general election or special election, in accordance with Section 53326 of the Act. Each voter shall have one vote; and

WHEREAS, the Board received a report containing a brief description of the types of Services and Facilities required to adequately meet the needs of the CFD, pursuant to Section 53321.5 of the Act, and a copy of which is on file with the Clerk of the Board.

NOW, THEREFORE, BE IT RESOLVED:

1. The foregoing recitals are true and correct.
2. The Board has determined that all proceedings undertaken by the MRCA in connection with the establishment of the CFD and the levy of the Special Tax are valid and in conformity with the applicable provisions of the Act. Pursuant to Section 53325.1 of the Act, the Board's finding in this regard is final and conclusive.
3. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.
4. The community facilities district named "Mountains Recreation and Conservation Authority Community Facilities District No. 2016-1 (Fire Prevention, Wildlife Corridor and Open Space Protection)," is hereby established pursuant to Section 53325.1 of the Act.
5. The public facilities and services proposed to be financed by the CFD are described in Exhibit B hereto.

6. The office responsible for annual preparation of a current roll of special tax levy obligations by assessor's parcel number and for estimating future Special Tax levies within the CFD shall be the Executive Officer of the MRCA at 570 West Avenue 26, Suite 100, Los Angeles, California 90065, (323) 221-9944.
7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the MRCA ceases. In summary, this provision means that owners of developed property will be required to pay the special tax of \$35.00 per parcel per year for a period of not more than 10 years, if the special tax is approved by voters.
8. The boundary map of the proposed CFD was recorded in the Los Angeles County Recorder's Office on July 7, 2016 as Document No. 20160790024 in book 194, page 45 Book of Maps of Assessments of Community Facilities Districts.
9. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax shall be submitted to the qualified electors of the CFD at an election, the time, place and conditions of which shall be as specified by a separate resolution of the Board.


Acting Chair

AYES: Peterson, Hasenauer, Daniel

NOS: none

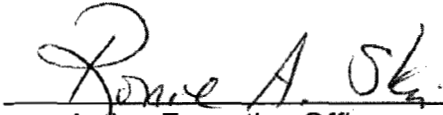
ABSTAIN: none

ABSENT: Lange

Agenda Item V
August 3, 2016
Page 4

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 3rd day of August, 2016

Date: *August 3, 2016*



Acting Executive Officer

Agenda Item V
August 3, 2016
Page 5

EXHIBIT A

MAP OF PROPOSED BOUNDARIES

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2016-1
(Fire Prevention, Wildlife Corridor and Open Space Protection)**

EXHIBIT A

BOOK 194 PAGE 45

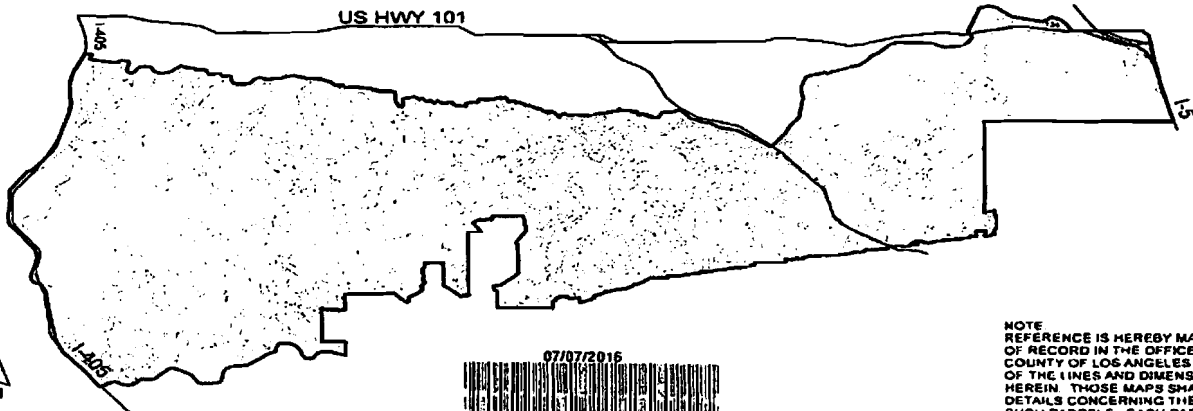

<p>CLERK'S MAP FILING STATEMENT</p> <p>FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS <u>07/14</u> DAY OF <u>July</u>, 2016.</p> <p>CLERK OF THE BOARD <u>[Signature]</u></p>	<p>CLERK'S MAP CERTIFICATE</p> <p>I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-1 MOUNTAINS RECREATION AND CONSERVATION AUTHORITY COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AT A MEETING THEREOF HELD ON THE <u>07/14</u> DAY OF <u>July</u>, 2016 BY ITS RESOLUTION NO. <u>11102</u>.</p> <p>CLERK OF THE BOARD <u>[Signature]</u></p>	<p>RECORDER'S CERTIFICATE</p> <p>FILED THIS _____ DAY OF _____, 2016 AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.</p> <p>COUNTY RECORDER, COUNTY OF LOS ANGELES _____</p>
		
<p>Legend</p> <p> Community Facilities District No. 2016-1 Boundary</p> <p> Major Roads</p> <p> Streets</p> <p>SCI Consulting Group 4745 Mangle Blvd Fairfield, CA 94534 (707) 430-4300</p>	<p>07/07/2016</p>  <p>"20160790024"</p>	<p>NOTE</p> <p>REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.</p>
<p>PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-1 OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA</p> <p>Sheet 1 of 1 (Fire Prevention, Wildlife Corridor and Open Space Protection)</p>		

EXHIBIT B

DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD

**MOUNTAINS RECREATION AND CONSERVATION AUTHORITY
Community Facilities District No. 2016-1
(Fire Prevention, Wildlife Corridor and Open Space Protection)**

The services and facilities described below are proposed to be financed by Community Facilities District No. 2016-1 (the "CFD") of the Mountain Recreation and Conservation Authority (the "MRCA"):

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, servicing, protection, and preservation of open space, natural or other lands and facilities owned or managed by the MRCA within the CFD; park ranger and security patrols; the reduction of the risk of wildfires including fire protection and suppression; the collection and accumulation of reserves for the acquisition, maintenance, improvement, servicing, protection, and preservation of open space, natural or other lands and facilities owned or managed by the MRCA within the CFD; including administrative or incidental expenses thereto.

"Improvements," as used herein, means facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures on or alterations to lands owned or managed by the MRCA.

"Maintenance," as used herein, means the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; fire prevention services; and safety and security services.

"Servicing," as used herein, means the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

MOUNTAINS RECREATION CONSERVATION AUTHORITY Community Facilities District No. 2016-1 (Fire Prevention, Wildlife Corridor and Open Space Protection)

This document defines the rate and method of apportionment for an annual special tax (the "Special Tax") proposed to be collected by the Mountains Recreation and Conservation Authority (the "MRCA") to be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA.

If approved by voters, the Special Tax, determined as shown below, may be levied annually by the Governing Board (the "Board") of the Mountains Recreation and Conservation MRCA within the boundaries of Community Facilities District No. 2016-1 (the "CFD"):

A. DEFINITIONS

"Developed Property" means real property with improvements for residential, commercial or other purposes.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Non-Taxable Property" means real property not subject to property taxation.

"Undeveloped Property" means real property without improvements which is designated as vacant by the County Assessor as of July 1 of the current Fiscal Year.

B. PROPERTY CATEGORIES AND ANNUAL SPECIAL TAX RATES

Each property within the CFD shall be classified, as of July 1 of the Fiscal Year, into one of the following property uses, and the Special Tax shall be levied as set forth below:

EXHIBIT C

- | | |
|--------------------------|-------------------------------|
| 1. Developed Property: | Maximum of \$35.00 per parcel |
| 2. Undeveloped Property: | No Special Tax |
| 3. Non-Taxable Property: | No Special Tax |

The Special Tax listed above shall be levied annually beginning in Fiscal Year 2017-18 for a period not to exceed 10 years.

C. LIMITATIONS

The per parcel maximum established above shall not be increased over time. The Special Tax shall not be collected after Fiscal Year 2026-2027, except for any amount that remains delinquent in subsequent years. Under no circumstances will the Special Tax levied in a Fiscal Year against any parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

D. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each Fiscal Year in the same manner and at the same time as ad valorem property taxes are collected and in the case of delinquency, shall be subject to the same penalties and lien priorities that apply to ad valorem taxes levied within the CFD. The MRCA intends that the Special Tax be included in the County Auditor's annual billing for ad valorem taxes.

E. CITIZENS' OVERSIGHT AND ACCOUNTABILITY PROVISIONS

The proceeds of the Special Tax shall be used to maintain, improve, acquire, protect and preserve open space, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the CFD ("Services and Facilities"); and administrative or incidental expenses thereto, including costs for the collection and use of the Special Tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

The proceeds of the Special Tax shall be deposited into a fund, which shall be kept separate and apart from other funds of the MRCA. No later than January 1 of the following Fiscal Year for which the Special Tax is in effect, the MRCA shall prepare a report, for review and approval of the Board, detailing the amount of funds collected and expended, and the status of any project authorized to be funded by the Special Tax.

In addition, an advisory committee of citizens shall be appointed or designated by the Board to ensure that the Special Tax proceeds are spent for their authorized purposes, and to report annually to the Board and the public regarding the expenditure of such funds. The Board shall establish the composition and duties of the advisory committee and shall make all necessary appointments so that the advisory committee may convene within 6 months following the election authorizing the Special Tax.

F. APPEALS AND INTERPRETATION PROCEDURE

Any property owner within the CFD who believes that the portion of the Special Tax levied on the subject property is in error, may file a written appeal no later than June 30 of the Fiscal Year in which the levy occurred, with the Executive Officer or his or her designee, appealing the levy of the Special Tax on the subject property. The Executive Officer or his or her designee will promptly review the appeal, and, if necessary, meet with the applicant, and decide the merits of the appeal. If the findings of the Executive Officer or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and a credit against future Special Taxes shall be arranged, if applicable. Any dispute over the decision of the Executive Officer or his or her designee shall be referred to the Board and the decision of the Board shall be final.

EXHIBIT C

RECEIVED
2016 AUG -9 AM 9:19

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

**August 3, 2016 – Agenda Item VI
Resolution No. 16-143**

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY ORDERING AN ELECTION ON A SPECIAL TAX, ESTABLISHING SPECIFICATIONS OF THE ELECTION ORDER, AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS OCCURRING ON TUESDAY, NOVEMBER 8, 2016

WHEREAS, the Governing Board (the "Board") of the Mountains Recreation and Conservation Authority (the "MRCA") has determined that it is in the best interests of the residents of a certain area managed and protected by the MRCA within a portion of the Santa Monica Mountains Conservancy Zone in the City of Los Angeles, located in the Santa Monica Mountains west of Griffith Park and east of Interstate 405 (the "East Santa Monica Mountains / Hollywood Hills Area" or the "Area"), to approve a special tax to provide funds necessary to provide for improved maintenance and preservation of local open space, parkland, wildlife corridors, natural habitats, nature lands, waters, and facilities, the acquisition of additional local lands to protect such lands from development and to provide additional wildlife corridors and open space in the East Santa Monica Mountains / Hollywood Hills Area, to protect water quality in local streams and reservoirs, to provide improved fire prevention services including high fire alert fire prevention patrols and improved brush clearing for fire prevention, and to improve park ranger safety and security patrols; and

WHEREAS, pursuant to MRCA Resolution No. 16-142, adopted by this Board on August 3, 2016, to establish a community facilities district within the Area for the purpose of collecting and expending the proposed special tax for open space protection, fire prevention and safety/security patrols, and pursuant to the provisions of the Government Code referenced therein, the Board hereby adopts this resolution which shall, subject to the approval of the voters, impose a special tax of \$35.00 per parcel, on all taxable developed real property within the East Santa Monica Mountains / Hollywood Hills Area (the "Special Tax"); and

WHEREAS, if approved by the voters within the Area, the Special Tax will be used for the purpose of maintaining, acquiring, improving, servicing, protecting and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, facilities and fire protection and safety services (the "Services and Facilities") in the East Santa Monica Mountains / Hollywood Hills Area; and administrative or incidental costs thereto, but only to the extent that funds are not already available to provide the Services and Facilities within the Area; and

WHEREAS, pursuant to the California Elections Code, the Board may request consolidation of the election on the proposed Special Tax with any and all other elections

to be held on Tuesday, November 8, 2016, and may also request the Los Angeles County Registrar of Voters to perform certain election services for the MRCA; and

WHEREAS, Section 53327 of the Government Code requires that an impartial analysis be provided to the voters, and also provides that the ballot materials may include written arguments and rebuttals for or against any ballot proposition.

NOW, THEREFORE, BE IT RESOLVED:

1. **Call for Election.** The Board hereby orders an election and submits to the voters in the East Santa Monica Mountains / Hollywood Hills Area the question of whether the Special Tax shall be implemented for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the East Santa Monica Mountains / Hollywood Hills Area; for financing the acquisition of additional lands and protection of such lands from development in the East Santa Monica Mountains / Hollywood Hills Area; park ranger safety and security patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes. This Resolution constitutes the order of the MRCA to call such election,
2. **Election Date.** The date of the election shall be November 8, 2016, and the election shall be held solely within the boundaries of the East Santa Monica Mountains / Hollywood Hills Area, as further depicted in the ballot proposition attached hereto as Exhibit A, and incorporated herein,
3. **Purpose of Election; Ballot Proposition.** The purpose of the election shall be for the voters in the East Santa Monica Mountains / Hollywood Hills Area to vote on a proposition, a full copy of which is attached hereto as Exhibit A, containing the question of whether the MRCA shall implement the Special Tax for the purposes stated therein. The abbreviated form of the proposition to appear on the ballot, as required by Elections Code Section 13247, is attached hereto as Exhibit B, and incorporated herein. The Executive Officer of the MRCA, or his or her designee, is hereby authorized and directed to make any changes to the text of the full or abbreviated version of the proposition as required to conform to any requirements of the Government Code, the Elections Code or the Los Angeles County Registrar of Voters.

4. **Use of Proceeds.** If approved by the voters, the Special Tax will be used for the Services and Facilities within the East Santa Monica Mountains / Hollywood Hills Area, as described in Section 1, above, and for any administrative or incidental expenses thereto, including any costs related to the collection or use of the Special Tax, as set forth more fully in the ballot proposition approved pursuant to Section 3, above. The Services and Facilities include, but are not limited to, the acquisition and maintenance of open space, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services within the Area, and the collection and accumulation of reserves for the aforementioned purposes.
5. **Accountability Report.** In accordance with Government Code Section 50075.3, the Executive Officer of the MRCA, or his or her designee, shall file a report with the Board no later than January 1 of the following Fiscal Year for which the Special Tax is in effect. The annual report shall contain both of the following: (a) the amount of funds collected and expended and (b) the status of any project required or authorized to be funded with the proceeds of the Special Tax in accordance with this Section.
6. **Citizens' Oversight.** A citizens' oversight committee shall be appointed by the Board and shall review and report annually on the expenditure of the Special Tax revenues.
7. **Effective Date and Term.** The Special Tax shall be deemed established and shall be in effect as of the day following the election, upon certification by the Los Angeles County Registrar of Voters of the election results evidencing approval by at least two-thirds of the registered voters voting thereon. If approved, the Special Tax may be levied for a term not to exceed ten (10) years
8. **Consolidation of Election.** The Los Angeles County Registrar of Voters and the Los Angeles County Board of Supervisors are hereby requested to consolidate the election ordered hereby with any and all other elections to be held on November 8, 2016, within the East Santa Monica Mountains / Hollywood Hills Area.
9. **Reimbursement of Costs.** The MRCA shall reimburse the County of Los Angeles (the "County") for services performed when the election process is completed and upon presentation to the MRCA of a properly approved bill.
10. **Collection of Special Tax.** Unless otherwise ordered pursuant to a resolution adopted by the Board, the Special Tax shall be collected annually through the County of Los Angeles property tax bill in the same manner as the County

property taxes are collected, and subject to the same penalties. The Board shall annually take such steps as are necessary to have the Special Tax collected through the County property tax bill and shall coordinate with the County Auditor and the County Tax Collector in this regard. The County shall be entitled to deduct its reasonable costs incurred in collecting the Special Tax before the balance of the Special Tax payments are remitted to the MRCA. Upon receipt of the Special Tax proceeds the MRCA shall cause same to be deposited in a Special Tax account or such other account established by the MRCA which allows the MRCA to properly account for the Special Tax in compliance with the provisions of Government Code Section 50075.3.

11. Validation. Pursuant to the provisions of Government Code Section 50077.5 any judicial action or proceeding to attack, review, set aside, void or annul this resolution and/or the approval of the subject Special Tax shall be commenced, if at all, within sixty (60) days of the date of the adoption hereof.


Acting Chair

AYES: Peterson, Hasenauer, Daniel

NOS: none

ABSTAIN: none

ABSENT: Lange

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 3rd day of August, 2016

Date: August 3, 2016


Acting Executive Officer

EXHIBIT A

FULL TEXT OF BALLOT PROPOSITION MOUNTAINS RECREATION AND CONSERVATION AUTHORITY SPECIAL TAX FOR FIRE PREVENTION, WILDLIFE CORRIDOR AND OPEN SPACE PROTECTION

The Mountains Recreation and Conservation Authority ("MRCA") is a local park agency whose members include the Santa Monica Mountains Conservancy, the Conejo Recreation and Park District, and the Rancho Simi Recreation and Park District, that is responsible for maintaining and improving open space, parkland and wildlife corridors and for providing fire protection and safety and security patrols within the Santa Monica Mountains Conservancy Zone. The MRCA currently maintains over 1,600 acres of local open space, parkland and wildlife corridors, in the Santa Monica Mountains west of Griffith Park and east of Interstate 405 (the "405 Freeway"), (the "East Santa Monica Mountains / Hollywood Hills Area" or the "Area").

Unlike most public agencies, the MRCA and Santa Monica Mountains Conservancy do not receive permanent ongoing funding from local or state taxes. A major challenge the MRCA currently faces is that its revenues have decreased while costs to protect and maintain parks and open space have increased due to population growth and the increased use of public open space and parklands. Additional park maintenance and expanded park ranger safety and security patrols are needed to handle the increased use of MRCA lands. Moreover, due to the severe five-year drought, the fire risk and fire danger in the East Santa Monica Mountains and Hollywood Hills Area is significantly higher. The MRCA desires to expand and improve fire safety patrols, including high fire alert patrols, and fire prevention services such as extensive brush clearing on MRCA lands to reduce and eliminate fire hazards.

The Santa Monica Mountains are home to many different plant and animal species. As human populations grow, it is critical that the wildlife corridors between the 405 Freeway and Griffith Park are permanently protected. These wildlife corridors are necessary to ensure mountain lions, deer and other remaining large animals can survive in the Area. The MRCA is the only public agency that actively acquires and maintains open space and conservation easements for wildlife corridors in this Area. The MRCA also acquires and protects remaining open space lands from development in the Area.

Therefore, in order to continue to preserve and maintain extensive open space, parkland, wildlife corridors, natural habitats, lands, waters, and related facilities; and to protect water quality and provide park ranger safety and security patrols and improve fire protection and prevention services including brush clearing, the MRCA is proposing a local special tax within a community facilities district located in a designated portion of the Santa Monica Mountains and Hollywood Hills located west of Griffith Park and east

of Interstate 405, as shown on the map accompanying this proposition (the "East Santa Monica Mountains / Hollywood Hills Area").

The summary of the proposed ballot proposition is:

To maintain and conserve local open space, wildlife corridors, and parklands; acquire and protect additional lands from development; improve fire prevention including high fire alert patrols and brush clearing; protect water quality in local creeks; and increase park ranger safety patrols; shall Mountains Recreation and Conservation Authority implement a \$35 special tax for ten years only, providing \$995,000 annually with all funds spent locally in the Santa Monica Mountains and Hollywood Hills east of 405 freeway, and requiring independent citizen oversight audits?

Developed parcels subject to the special tax are those parcels that appear on the annual secured Los Angeles County property tax rolls, and that have been improved for residential, commercial or other purposes. Unimproved parcels within the East Santa Monica Mountains / Hollywood Hills Area shall be exempt from the special tax.

If approved by the voters, the special tax will be used for the purposes of maintaining, improving, servicing, protecting, and preserving open space, parkland, wildlife corridors, natural habitats, lands, waters, and facilities owned or managed by the MRCA within the East Santa Monica Mountains / Hollywood Hills Area; for financing the acquisition of additional lands and protection of such lands from development in the East Santa Monica Mountains / Hollywood Hills Area; park ranger safety and security patrols and services; and fire prevention and fire protection services ("Services and Facilities"); and paying any administrative or incidental expenses thereto, including any costs related to the collection or use of the special tax. The Services and Facilities include, but are not limited to, the protection of water quality, the reduction of the risk of wildfires, park ranger safety and security services, and the collection and accumulation of reserves for the aforementioned purposes.

The special tax revenues shall be deposited into a separate account for exclusive use by the Mountains Recreation and Conservation Authority, in accordance with Government Code Section 50075.1, and shall be expended by the MRCA according to a plan developed annually by the MRCA's staff and approved and adopted by the MRCA's Board of Directors. A citizens' oversight committee appointed by the Board will review and report annually on the expenditure of the special tax revenues.

**Agenda Item VI
August 3, 2016
Page 8**

The MRCA will submit an annual report to its Board of Directors, which includes the amount of special tax revenues collected and expended, and fully complies with the accountability measures established in Government Code Sections 50075 et seq.

**MAP OF THE EAST SANTA MONICA MOUNTAINS / HOLLYWOOD HILLS AREA
PROPOSED FOR THE SPECIAL TAX**

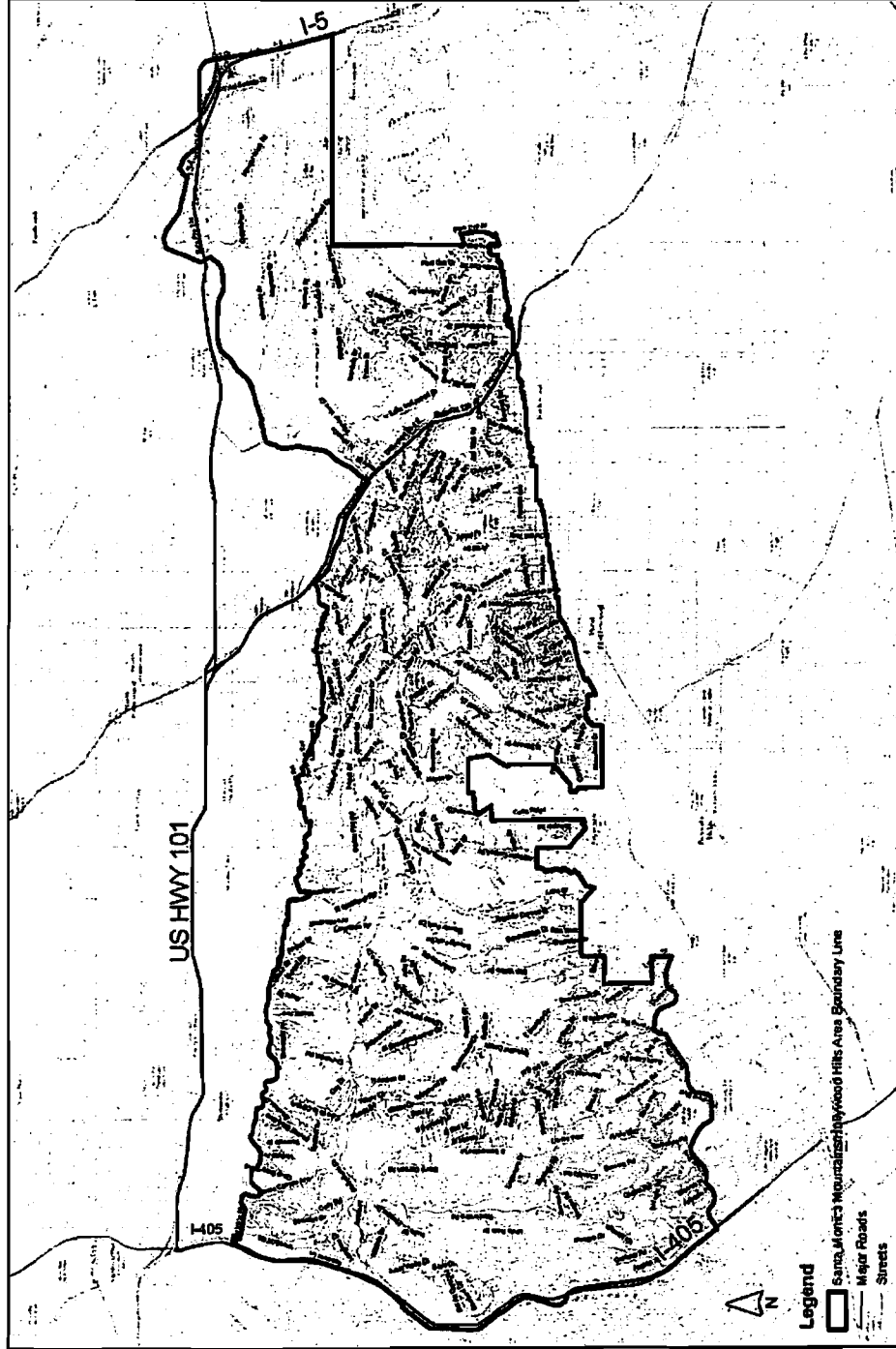


EXHIBIT B

ABBREVIATED TEXT OF THE BALLOT PROPOSITION

The question submitted to the voters shall read substantially as follows:

To maintain and conserve local open space, wildlife corridors, and parklands; acquire and protect additional lands from development; improve fire prevention including high fire alert patrols and brush clearing; protect water quality in local creeks; and increase park ranger safety patrols; shall Mountains Recreation and Conservation Authority implement a \$35 special tax for ten years only, providing \$995,000 annually with all funds spent locally in the Santa Monica Mountains and Hollywood Hills east of 405 freeway, and requiring independent citizen oversight audits?

2016 AUG -9 AM 9:19

RECEIVED

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS 24th DAY OF June, 2016.

CLERK OF THE BOARD

CLERK'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-2, MOUNTAINS RECREATION AND CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AT A MEETING THEREOF, HELD ON THE 24th DAY OF June, 2016, BY ITS RESOLUTION NO. 16-091.

CLERK OF THE BOARD

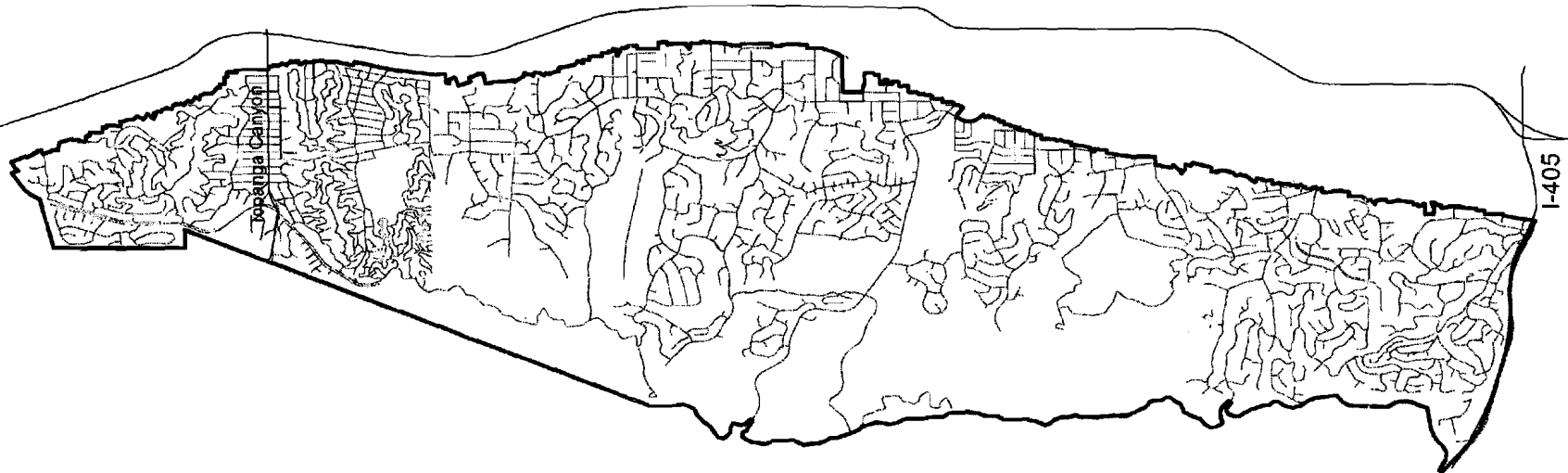
RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2016 AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER, COUNTY OF LOS ANGELES

US HWY 101

I-405



Legend

- Community Facilities District No. 2016-2 Boundary
- Major Roads
- Streets

07/07/2016



20160790023

NOTE: REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

SCI Consulting Group
4745 Mangles Blvd
Fairfield, CA 94534
(707) 430-4300

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2016-2 OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**
Sheet 1 of 1 (Fire Prevention, Wildlife Corridor and Open Space Protection)

CLERK'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE CLERK OF THE BOARD
OF THE MOUNTAINS RECREATION AND CONSERVATION
AUTHORITY, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, THIS 24th DAY
OF June, 2016.

CLERK OF THE BOARD

CLERK'S MAP CERTIFICATE

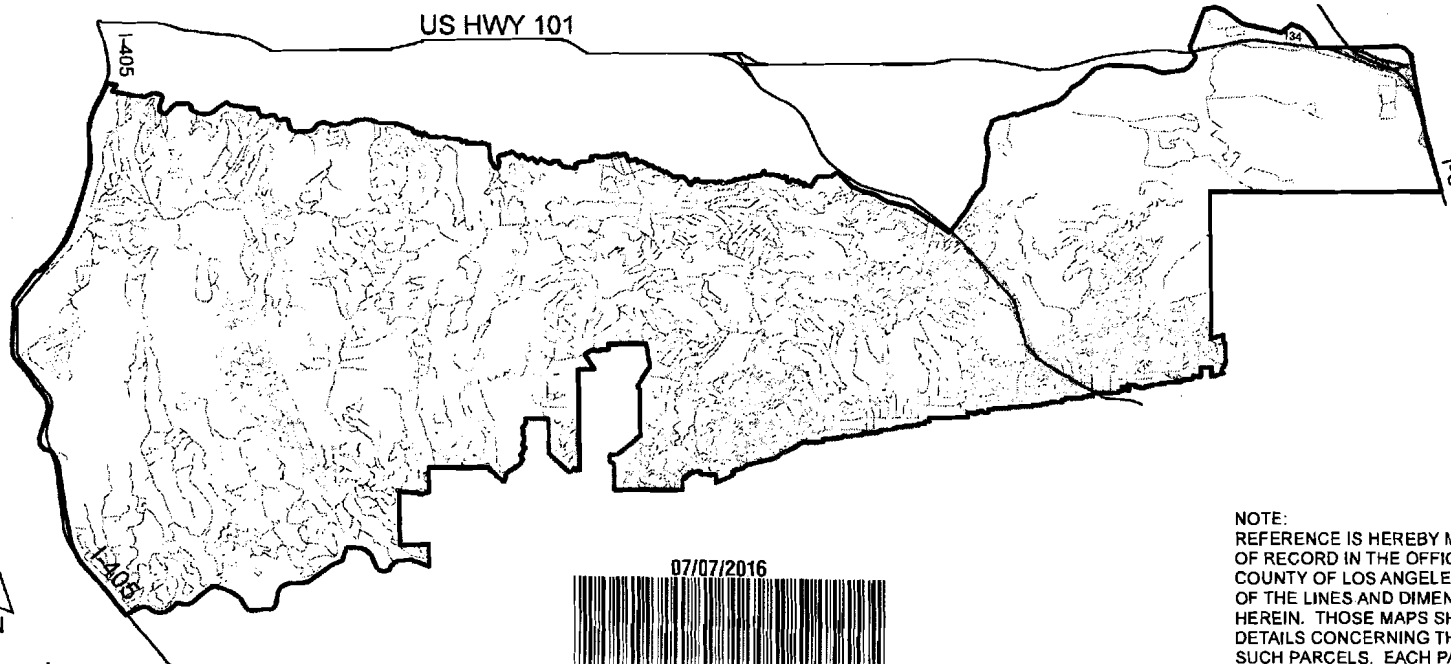
I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING
THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES
DISTRICT NO. 2016-1, MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF
DIRECTORS OF THE MOUNTAINS RECREATION AND
CONSERVATION AUTHORITY AT A MEETING THEREOF,
HELD ON THE 24th DAY OF June, 2016,
BY ITS RESOLUTION NO. 16-95.

CLERK OF THE BOARD

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2016
AT THE HOUR OF _____ O'CLOCK _____ M. IN BOOK
_____ OF MAPS OF ASSESSMENT AND COMMUNITY
FACILITIES DISTRICTS AT PAGE _____, IN THE
OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA.

COUNTY RECORDER, COUNTY OF LOS ANGELES



NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS
OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE
COUNTY OF LOS ANGELES FOR A DETAILED DESCRIPTION
OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN
HEREIN. THOSE MAPS SHALL GOVERN FOR ALL
DETAILS CONCERNING THE LINES AND DIMENSIONS OF
SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID
MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

Legend

- Community Facilities District No. 2016-1 Boundary
- Major Roads
- Streets

SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
(707) 430-4300

2016 AUG -9 AM 9:40

RECEIVED

**PROPOSED BOUNDARIES OF
COMMUNITY FACILITIES DISTRICT NO. 2016-1 OF THE
MOUNTAINS RECREATION AND CONSERVATION AUTHORITY,
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**
Sheet 1 of 1 (Fire Prevention, Wildlife Corridor and Open Space Protection)